034.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	448,800 / 448,800
					USE VALUE:	448,800 / 448,800
					ASSESSED:	448,800 / 448,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DENISCO HEATHER
Owner 2:	
Owner 3:	
Street 1:	85 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HATFIELD INEZ -
Owner 2:	-
Street 1:	85 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .069 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 938 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2995.000	122,500		326,300	448,800
Total Card	0.069	122,500		326,300	448,800
Total Parcel	0.069	122,500		326,300	448,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.46 | /Parcel: 478.46

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23478
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2786!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	122,500	0	2,995.	326,300	448,800		Year end	12/23/2021
2021	101	FV	122,500	0	2,995.	326,300	448,800		Year End Roll	12/10/2020
2020	101	FV	156,200	0	2,995.	326,300	482,500	482,500	Year End Roll	12/18/2019
2019	101	FV	120,800	0	2,995.	295,700	416,500	416,500	Year End Roll	1/3/2019
2018	101	FV	120,800	0	2,995.	280,400	401,200	401,200	Year End Roll	12/20/2017
2017	101	FV	120,800	0	2,995.	244,700	365,500	365,500	Year End Roll	1/3/2017
2016	101	FV	120,800	0	2,995.	209,000	329,800	329,800	Year End	1/4/2016
2015	101	FV	95,500	0	2,995.	193,700	289,200	289,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:02:33

LAST REV

Date	Time
07/29/20	09:34:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2786

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HATFIELD INEZ,	73806-573	1	12/11/2019		432,000	No	No		
JINGSTS HERBERT	40361-289		8/7/2003	Family	1	No	No		Herbert A Jingsts dod 3/9/2007
	8791-45		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/1998	257	Manual	4,200					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	MM	Mary M
12/7/2018	MEAS&NOTICE	CC	Chris C
3/31/2009	Meas/Inspect	189	PATRIOT
11/3/2000	Hearing N/C		
2/18/2000	Meas/Inspect	270	PATRIOT
8/9/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2995		Sq. Ft.	Site		0	64.	1.70	3									326,305						326,300	

Total AC/HA:	0.06876	Total SF/SM:	2995	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	326,305	Spl Credit		Total:	326,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.82594240
Adj $ / SQ:	111.502
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	177472
Depreciation:	55016
Depreciated Total:	122456

COMMENTS

COMMON WALL SHARED WDK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

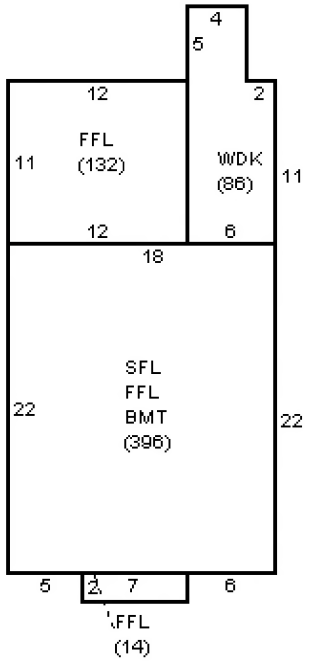
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	111.50
Special Features:	0	Val/Su Net:	86.27
Final Total:	122500	Val/Su SzAd	130.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	542	111.500	60,434
BMT	Basement	396	33.450	13,246
SFL	Second Floor	396	111.500	44,155
WDK	Deck	86	13.220	1,136

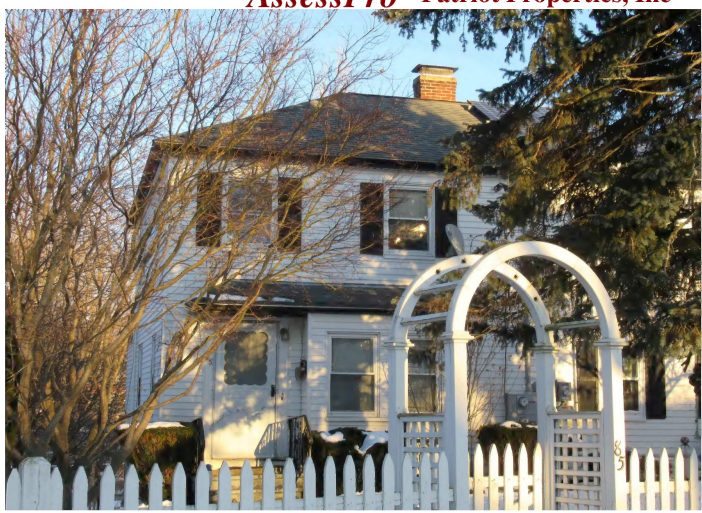
Net Sketched Area:	1,420			Total:	118,971
Size Ad	938	Gross Area	1420	FinArea	938

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	